



**PRIMROSE PROPERTIES**

**32 Earls Court  
Alloa, FK10 1BZ**



## **OFFERS OVER £61,995**

Well maintained upper flat situated within the town of Alloa.

The property comprises: entrance stairwell, hallway, lounge, kitchen, two bedrooms and family bathroom. The property is heated by an electric heating system and is double glazed throughout. Further benefiting the flat is a private lock up garage. Resident parking area also available close to the rear of the property.

Alloa is a town within the county of Clackmannanshire, approximately 6 miles from the city of Stirling and 8 miles from Falkirk. Alloa is an ideal town for commuting to larger cities such as Glasgow and Edinburgh using the rail service or Clackmannanshire Bridge leading onto major motorways. The town centre has many shops, restaurants, pubs and supermarkets all within easy reach and benefits from a well serviced bus route throughout the county. There are a wide range of educational facilities with various nursery, primary and secondary schools as well as the recently refurbished college. Stirling University can be easy reached with a direct bus. Sporting facilities include a leisure centre, local football stadium, cricket club, bowling club and golf course.

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#### **Access**

Access to the flat is from the front of the building with stairs leading up to the flat which is to the right hand side of the landing.

#### **Entrance Hallway** 7' 6" x 4' 0" (2.28m x 1.22m)

Entrance hallway area with standard light fitment and Beech wood effect laminate flooring. Access to lounge and bathroom.

#### **Inner Hallway area** 9' 8" x 3' 0" (2.94m x 0.91m)

Inner hallway area with Beech wood effect laminate flooring, standard light fitment and one wall mounted electric heater. Access to kitchen and two bedrooms.

#### **Lounge** 12' 5" x 9' 0" (3.78m x 2.74m)

Lounge with wood effect laminate flooring, three-tier spotlight light fitment and one wall mounted electric heater. Double glazed window to the side of the property.

#### **Kitchen** 9' 1" x 7' 7" (2.77m x 2.31m)

Kitchen fully fitted with light wood effect wall and base units. Contrasting worktop incorporating a one and a half bowl stainless steel sink with drainer and mixer tap. space for an electric cooker and space and plumbing for an automatic washing machine. Space for a free standing upright fridge/freezer. Wood effect laminate flooring and three-tier spotlight light fitment. double glazed window to the front of the property.

#### **Bedroom 1** 10' 8" x 9' 6" (3.25m x 2.89m)

Master bedroom with Beech wood effect laminate flooring, three-tier spotlight light fitment and one wall mounted electric heater. Wall length fitted wardrobes with sliding mirror panel doors. Double glazed window to the side of the property.

#### **Bedroom 2** 8' 6" x 6' 1" (2.59m x 1.85m)

Single bedroom with Beech wood effect laminate flooring, standard light fitment and wall mounted electric heater. Double glazed window to the side of the property.

#### **Family Bathroom** 11' 2" x 6' 4" (3.40m x 1.93m)

Family bathroom painted with some wet wall panelling comprising of a white w.c, sink and bath with wall mounted electric shower and glass panel shower screen. Vinyl flooring, standard light fitment and wall mounted extractor fan. Opaque double glazed window to the front of the property.

#### **Heating and Glazing**

The property is heated by an electric heating system and is fully double glazed throughout.

#### **Garage and Parking**

There is a private lock up garage close to the front of the building and a residents parking area to the rear of the building.

#### **Extras Included**

Included in the sale are all floor coverings, light fitments, electric cooker, washing machine and fridge/freezer.



Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

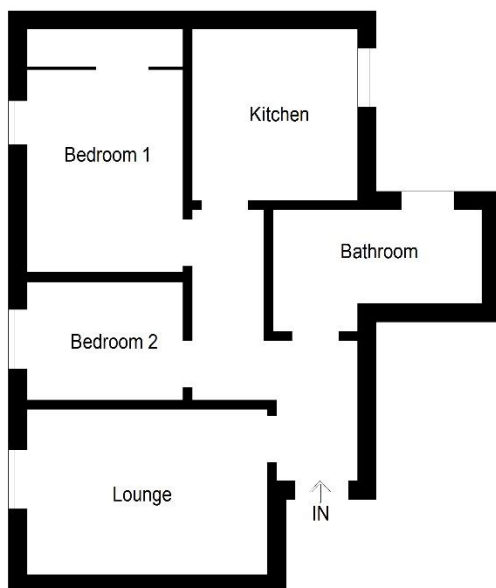
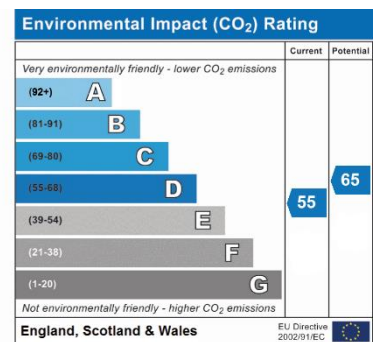
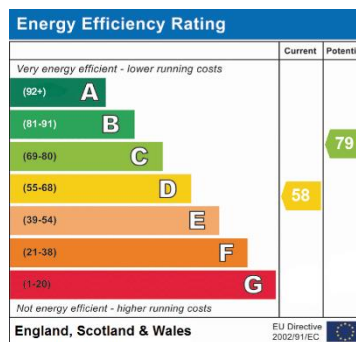


Illustration For Identification Purposes Only.  
Not To Scale (ID:1090413 / Ref:88278)



**Viewings**

By appointment through Primrose Properties  
01259 222950  
sales@primrose-properties.co.uk

**Opening Hours**

Mon – Fri 9am-5pm  
Sat 9:30am-1pm

